

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**March 3, 2015**

The meeting was called to order at 1:30 p.m.

Chair Leasure noted a quorum was present and began the meeting with a moment of silence and the Pledge of Allegiance. The following members were present: Mr. Gary Leasure, Chair, Mr. Mike Linder, Vice-Chair, Mr. Chuck Boso, Ms. Julie Oyster and Mr. Roby Schottke. Others present: Kyle Rauch, Planning and Development Officer; Kim Shields, Planning/GIS Specialist; Jennifer Readler, Frost Brown Todd; Cpt. Bill Dolby, JTFD; Mike Keller and Erik Meininger, EMH&T; William Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning and Zoning Officer; Tami Kelly, Clerk of Council; Mary Havener, Development Assistant; and Molly Frasher, Secretary.

Chair Leasure noted that a request has been made to add an item to the agenda. He requested a motion to add Item #6 – 6301 Seeds Road, Lot Split, to the agenda. Mr. Linder motioned to add the item, seconded by Ms. Oyster. The motion to add Item #6 was unanimously approved.

Chair Leasure noted the development plan for the Grove City Family Dentistry was a tabled at the February 3<sup>rd</sup> meeting and requested a motion to add the item to the agenda. Mr. Schottke motioned to place the item on the agenda, Ms. Oyster seconded, and the vote was unanimously approved.

The minutes from the February 3, 2015 regular meeting were unanimously approved.

**Item #1 – Grove City Family Dentistry Parking Lot Expansion – Development Plan (PID #201412200073)**

The applicant is proposing to expand the parking lot for Grove City Family Dentistry at 3031 Columbus Street. This application was tabled at the February 3<sup>rd</sup> Planning Commission meeting after concerns were voiced by the adjacent property owners to the south of the proposed expansion. The applicant has met with the neighbors and the revised plans submitted include documentation indicating the adjacent property owners' agreement/approval of the proposed improvements. Changes made to the previously submitted plans include a 6' fence for screening between the parking lot and the adjacent home and replacing the 25' tall parking lot lighting with 10' decorative area lighting in the two new landscaping islands.

Ms. Shields stated that although a number of deviations from code will be required to install the parking lot as proposed, the deviations are consistent with variances approved by the BZA for prior expansion in 2009. Staff recommended that Planning Commission make a recommendation for approval to City Council for the development plan with the six deviations and stipulations noted in the staff report.

John Oney, project architect, and Craig Oiler, Grove City Family Dentistry, were present to speak to the item. Mr. Oney apologized for what occurred at the last meeting, stating that typically they would have met with property owners prior to the meeting. He stated that they have met with the neighbors and that the plans have been updated based on discussions to include the items noted by staff. He said plantings were also added to the east and west sides of the parking lot and that proposed new stone planting beds will be irrigated. He stated that they were agreeable to the stipulations noted by staff.

Mr. Schottke questioned the status of the fence and applicant stated that the existing 4' fence would be replaced with a 6' fence to match the neighbors existing backyard fence.

Being no further questions, Ms. Oyster motioned to recommend the approval of the development plan to City Council with the following deviations and stipulations:

1. The parking lot setback from the western property line shall be reduced to 12'.
2. The parking lot setback from the southern property line shall be reduced to 5'.
3. Landscaping along the southern and western property lines shall be installed according to Sheet L1.1 and shall be permitted to deviate from the requirements of chapter 1136.
4. Landscaping shall be installed along the south side of the dumpster.

5. The southern curb cut shall be removed from the cover sheet and sheet 5/5 (Stormwater Pollution Prevention Plan).
6. The parcel of the proposed parking lot expansion (040-002179) shall be combined with the Grove City Family Dentistry parcel (040-002174).

Mr. Schottke seconded and the motion was unanimously approved with Mr. Linder abstaining from voting due to owning a contiguous property.

Mr. Schottke noted that he is a contiguous property owner to the property in question for Items #2 and #3. He noted that he would be abstaining from voting and left the room for discussion on the two items.

#### **Item #2 – The Woods of Pinnacle – Development Plan**

**(PID #201404240019)**

The applicant is requesting approval of a development plan for a single-family development on approximately 32 acres of land north of Holton Road and south of Pinnacle Club Drive. The proposed development would create 66 single-family homes made up of two subareas – Subarea 1 containing 14 lots to be developed with standards matching the Estate Lots of Pinnacle and Subarea 2 containing 52 lots to be developed with standards matching The Links of Pinnacle.

The development would have three points of access – two off Pinnacle Club Drive and an additional connection to Calum Way in The Links of Pinnacle, currently terminating at the site. The two subareas will be separated by a large open space reserve cutting through the site. The center open space is part of the proposed 8 acres of open space on the site; however much of the open space proposed is within the flood plain or otherwise ineligible to be counted towards the total according to Code. Staff would be supportive of a deviation to the open space requirements if the applicant agrees to dedicate Reserves A, D, F and G to the City for public use.

Ms. Shields stated that staff did not feel the proposed development would be detrimental to present and potential surrounding uses. The site will be governed by a zoning text, which has been drafted to match the standards of the adjacent lots in The Pinnacle Club. Furthermore, she stated the applicant has indicated measures taken such as a tree preservation zone around the perimeter of the site, to minimize disturbance to existing lots in the area.

Staff recommended that Planning Commission make a recommendation of approval to City Council for the Development Plan with the 8 stipulations noted in the staff report.

Paul Coppel, Schottenstein Homes, and Jack Reynolds, Smith and Hale, were present to speak to the item. Mr. Coppel noted that Brian Younkin and Joe Ciminello were also present representing Pinnacle Land Holdings, LLC which would be developing the Estate Lots.

Mr. Coppel stated that the preliminary development plan received a unanimous recommendation of approval from the Planning Commission last May; however, City Council felt there should be a second entrance to the property off of Pinnacle Club Drive. The difference in the new plan is that there were 73 lots and there are now 66. There were previously only five estate lots, not there are 14. Open space is 8.16 acres and density is 2.08. He then took the opportunity to go through the stipulations recommended by staff in the staff report.

Mr. Coppel explained that the gate on Pinnacle Club Drive (stipulation #1) would operate for everyone but would essentially turn The Estate lots into a gated community. This was a request from the residents but he did not have strong feelings for or against the gate, if staff wants it removed. The intent is not to keep people out, but to act as a traffic calming measure.

Mr. Coppel explained that the emergency access of Holton Road (stipulation #2) was intended only to be a grass access in case there is no other way in or out, only for emergency vehicles. He stated that he is agreeable to removing the access from plans.

He was agreeable to dedicating the requested open space to the city (stipulation #5) and stated that the intent of building design standards was that they would be regulated by the Zoning Text (stipulation #6). Schottenstein Homes would retain architectural control, but the standards in the text would be met.

Mr. Coppel stated that they are working on a number of agreements with Pinnacle Land Holdings and felt that these would address stipulations #7 and #8. He was in agreement with stipulations #3 and #4 and stated that the area has not yet been studied for FEMA compliance and that this would be handled in the engineer review stage. They do not intend on making any improvements within the floodplain. They intend to comply with stormwater regulations.

Chairman Leasure noted that a number of residents were present to speak to the item.

Richie Cohen Smith, 1393 Fairway Drive, distributed a petition signed by residents of The Links to eliminate the connection at Calum Way due to safety and traffic concerns. He reminded the Commission that City Council disapproved the preliminary plan for this project, and noted a quote from the Grove City Record by President Ted Berry stating "access at Calum makes no sense." The residents do not want The Links to become a cut-through for residents of The Woods to access Pinnacle Club Drive. He noted that nothing in Grove City's regulations requires a second point of access to a development. He further noted that there is no park space in The Links and occasionally children will use neighborhood streets as playgrounds.

Mr. Cohen Smith continued by suggesting alternatives to the proposed connection, such as closing off access and adding a residential lot in this space. He stated the residents' preferred alternative, as suggested by Councilman Steven Bennett last May, was to create a pedestrian path between The Links and The Woods.

Mr. Coppel responded stating that he did not care if Calum Way connected. He thought it was good planning to have it connect, but that if it was the wish of the Commission and Council to have it removed, he would remove it. He felt The Woods residents would be going out of their way to drive through The Links to access Pinnacle Club Drive. He felt it would be more likely that residents from The Links would drive through The Woods to access Pinnacle Club Drive. The connection could also be made one-way.

Mr. Linder questioned where the traffic would be coming from to utilize The Links as a connection. Mr. Cohen Smith stated that he felt traffic would utilize Fairway Drive. He stated that he and many of the residents in The Links chose to live there because it was a quiet, self-contained neighborhood.

Debbie Camp, 1326 Ironwood Drive, spoke representing adjacent property owners to The Woods development. She stated that she purchased her property with the understanding that the adjacent property (The Woods site) was to be a nature preserve. Adjacent property owners paid a premium for their lots. The proposed 20' buffer would not cover the existing trees. She is also concerned with the wildlife that lives in this area. Additionally she noted that existing homes in The Links range from 2,700 to 4,000 square feet, whereas The Woods only requires 1,800 and 2,000 square foot homes.

Ms. Camp distributed a petition signed by adjacent property owners requesting a 30' preservation / landscape buffer with a minimum of 80% opacity adjacent to their properties along Ironwood and McNulty. This would match the proposed buffer along Pinnacle Club Drive.

Chair Leasure asked for input from the Fire Department. Captain Dolby stated it's a good idea to have two points of access but that he did not foresee any incident that would close off access from Pinnacle Club Drive. He felt the same regarding the emergency access to Holton Road. He said that there is really only one way to access these areas currently – Pinnacle Club Drive, since the connection at 104 does not exist. He stated that his primary concern is with the gate on Pinnacle Club Drive. The gate would need to have a Knox key override but that the police department does not utilize the Knox key, so they would not have access to respond to any incidents beyond the gate should the power to the gate be lost.

Responding to concerns voiced by Mr. Cohen Smith, Captain Dolby said that he would support grass pavers over the connection at Calum Way to allow emergency access.

Steve Edwards, attorney, stated that the residents were given specific representation that the property in question would not be developed. They paid a premium for their lots and he believes the city should uphold the representations made to these property owners. He also noted that the development is short on open space required by Code. He noted that there is no park land in the area and that the plan should have to be reconfigured to meet open space requirements, not accept a fee in lieu. He believed that the more strict architectural review should be for the area with more houses, subarea 2, not subarea 1 as proposed.

Mr. Coppel responded that Schottenstein Homes never said that the property would be a reserve. If M/I made this statement, they were making representations over property that they do not own. The issues of the residents should not be against the city or Schottenstein Homes, but against M/I Homes. In regards to the request for additional screening, Mr. Coppel noted that no preservation area exists over the rear of lots in The Links. The trees that the residents are concerned about preserving are not in fact on their property, but are on the property of The Woods. Mr. Coppel believes the 20' preserve will be adequate and create an attractive development. He continued by stating that the text for The Woods matches exactly the text for The Links. Although many homes built in The Links are larger than required, he anticipated that homes in The Woods would also be larger, selling at price points between \$350,000 and \$400,000. He further stated that the text for The Woods required that a certain number of lots be larger than those in The Links. He

clarified that the standards outlined in the text are the minimum standards. Every house built will have to meet strict architectural requirements.

Chair Leasure asked for the City's position. Mr. Rauch stated that the City is against having a gate across Pinnacle Club Drive, as it is a public road. Regarding the Calum Way connection; Mr. Rauch stated that when Pinnacle was first proposed, Calum Way was shown as dead-ending at the site's boundary. This shows the intent to extend the roadway in the future. The road would not have been built and stubbed at the property boundary if the intent was not to have it extended.

Mr. Leasure stated that he is concerned with increased traffic on Buckeye Parkway.

Mr. Reynolds noted that they have been told by Franklin County that no access would be granted off Holton Road. The bend in the roadway at Holton makes it not a safe place to add access.

Ms. Oyster questioned the open space proposed, noting that a large portion of proposed open space appeared to be stormwater ponds. Mr. Reynolds noted that they are required to have 3.98 acres and have provided 3.86 acres of eligible open space. Total, they are proposing 8.18 acres but much of this is in the floodplain which Code does not allow you to count. Mr. Coppel clarified that even though the land is located in the floodplain that does not mean it will be a pond. The land will have a bike path through it, which will be available for all residents, even Pinnacle residents, to use. Ms. Oyster suggested that it might be a good idea to have a bike path to connect trails in The Woods. Mr. Coppel stated that it was always their intent to have area residents use the proposed open space.

Mr. Stephen Showalter, 1207 Pinnacle Club Drive, spoke to the item. He explained that he is the owner of the property that will be adjacent to the proposed entrance to subarea 1. He wanted to give voice to the owners of the Estate Lots in Pinnacle who are in favor of the proposed development. When Mr. Showalter and his wife bought their lot they assumed the lot behind them would be developed. They are excited to see development in Grove City.

Chair Leasure requested that any motion include the removal of the connection at Calum Way and have it converted to a bike path.

Mr. Linder motioned to recommend the approval of the Development Plan to City Council with the following stipulations:

1. The access gate shall be removed from plans.
2. The emergency vehicle access / pedestrian path shall be removed from plans.
3. All stormwater facilities shall comply with the City's Private and Public Pond Design Standards unless otherwise approved by the Service Department.
4. Any disturbance to FEMA designated floodplain areas shall comply with Chapter 1329 of the City Code.
5. The applicant shall dedicate Reserves A, D, F and G to the City for public use in lieu of the required payment of fees as set forth in 1101.09(b).
6. Building design standards for Subarea 2 shall be regulated by the Zoning Text.
7. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner's association.
8. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for subarea 1.
9. The proposed connection to Calum Way shall be removed and be replaced by a bike path and grass pavers for emergency access.

Ms. Oyster seconded. Vote: Chair Leasure, Yes; Mr. Linder, Yes; Ms. Oyster, Yes; Mr. Boso, No.

Mr. Schottke abstained due to owning a contiguous property. Mr. Boso clarified that his No vote is because he believes the Calum Way connection should remain.

**Item #3 – The Woods of Pinnacle – Method of Zoning Change (SF-1 to PUD-R)****(PID #201404240020)**

Ms. Shields noted that this application would rezone the property and approve the zoning text that would regulate the development as shown on the development plan. The text has been designed to match adjacent development, with subarea 1 matching The Estate Lots and subarea 2 matching The Links.

Staff recommended that the Commission make a recommendation of approval to City Council for the rezoning with the six stipulations noted in the staff report and with one addition: That the care, maintenance and replacement of street trees should be handled by the Homeowner's Association and not the lot owners.

Paul Coppel remained at the table to speak to this item. He agreed to all stipulations.

Being no further discussion, Mr. Linder motioned to recommend the approval of the method of zoning change to City Council with the following stipulations:

1. Section IX(A)(1)(Pavement Width) shall be amended to state that the minimum right-of-way width shall be 60'.
2. Section IX(A)(2)(Front Walks) shall be amended to remove "Sidewalks do not have to be installed along open space areas except as shown on the development plan." Sidewalks shall be installed along all proposed public roadways, even within open space areas.
3. Section X(A)(3)(Lot Size) shall be amended to state "No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line."
4. Building design standards for subarea 2 shall be regulated by Section X(B)(5) of the Zoning Text.
5. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner's association.
6. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for subarea 1.
7. The care, replacement, and maintenance of street trees shall be handled by the Homeowner's Association.

Ms. Oyster seconded; the motion was unanimously approved with Mr. Schottke abstaining due to owning a contiguous property.

**Item #4 – Best Western Addition – Development Plan****(PID #201501260005)**

The applicant is proposing to construct a two-story addition to the north end of the existing Best Western hotel located at 4026 Jackpot Road. The addition will have 12 guest rooms and a total of 5,350 square feet. The existing northern drive aisle will be extended 6' to the north to create a 22' drive aisle north of the proposed addition. The proposed parking setback infringes into the required side/rear parking lot setback by 1'; however Ms. Shields stated that staff is supportive of the proposed deviation to allow room for landscaping to be installed along the north side of the building while maintaining a drive aisle wide enough for safe two-way traffic.

The addition will utilize the same materials as the existing building – brick veneer and stucco in matching colors. The pitch of the roof-line of the proposed expansion does not match that of the existing structure. Ms. Shields recommended that the pitches match in order to ensure continuity between the existing structure and the proposed addition.

Staff recommended that Planning Commission make a recommendation of approval to City Council for the Development Plan with deviations and stipulations noted in the staff report.

Tim Lai, project architect, spoke on behalf of the project. He stated that changing the roof pitch would significantly alter the existing roof structure. In order to accomplish a matching roofline, they would need to knock down a large amount of existing roof, tearing into approximately 2-3 rooms and significantly disturb the operation of the hotel. If they were to use a lower roof, it would be minimally visible from the street view level and would make for a much simpler connection.

Ms. Shields stated that the goal of the City is to never have an expansion appear as a new addition. Mr. Rauch stated that they would like the expansion to be more integrated into the design.

Mr. Schottke expressed concern that by using their current plan, the building would appear as if the addition was added and just capped off – it would look “piecemeal”.

Mr. Linder suggested that a third stipulation be added to include that the new roof structure be gabled to match the existing structure.

Being no further discussion, Mr. Linder motioned to recommend the approval of the Development Plan to City Council with the following deviations and stipulations:

1. The north parking lot setback shall be reduced to 9’.
2. The roof pitch on the addition shall match that of the existing structure.
3. The new roof structure shall be gabled to match the existing structure.

Ms. Oyster seconded; the motion was unanimously approved.

**Item #5 – 3420 Mill Street – Lot Split**

**(PID# 201502270007)**

The applicant is proposing to split 0.052 acres from four unique parcels (PID 040-000056, 040-000057, 040-000760, and 040-000761) currently located at the western terminus of the Mill Street right-of-way. The proposed split will take the front 20’ from each of the four parcels currently used as a drive aisle to access the bay door of the structure located on the property(s).

The Development Department recommended Planning Commission approve the lot split as submitted.

Mike Keller, EMH&T stated that this lot split is consistent with the preliminary development plan for the library which was submitted last September/October timeframe. The City is currently in the process of securing land for the parking lot. This land will be used for the parking drive aisle to be secured by the City.

Being no further questions, Mr. Schottke motioned to approve the lot split as submitted, Mr. Linder seconded; the motion was unanimously approved.

**Item #6 – 6301 Seeds Road – Lot Split**

**(PID# 201503020010)**

The applicant is proposing to split 12.085 acres from a 31.03 acre tract of land south of the Creative Mobile Interior's site on the west side of Seeds Road. The split follows the stream corridor and would create a tract of land planned to be the future site for Logitech Inc.


The Development Department recommended Planning Commission approve the lot split as submitted.

The applicant, Jack Turner, stated that this property will be used by Logitech Inc., and they will begin construction in approximately two months.

Being no questions, Mr. Boso motioned to approve the lot split as submitted, Mr. Linder seconded; the motion was unanimously approved, with Ms. Oyster abstaining.

Having no further business, Chair Leasure adjourned the meeting at 2:40 p.m.

  
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Mary Havener, Secretary

  
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Gary Leasure, Chair